

**PB# 94-16**

**VAN LEEUWEN, LOUIS & HENRY**

**57-1-89.1**

94 -

Offenborn, Hans - Subdivision.

2 Lots - Station Rd. (Eustance & Hraut)

Approved 9/28/94

SBL# 57-1-89.1

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

NO. 94-16

June 16, 1994

RECEIVED FROM Hans Offenberg

Three Hundred 00/100 DOLLARS

2 Lots @ \$150.00 ea - Escrow CK # 6109

Account Total \$ 300.00

Amount Paid \$ 300.00

Balance Due \$ -0-

Mary Mason, Secy to the P.B.  
at

"THE EFFICIENCY LINE" AN AMRIB PRODUCT

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

14105

June 16 1994

Received of

Hans P. Offenberg

\$ 50.00

Fifty and

00

DOLLARS

For

P.B. App. Fee

#94-16 100

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK 6108</u>		<u>50.00</u>

By

Dorothy Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

14282

Sept. 21 1994

Received of

Hans Offenberg

\$ 260.00

Two Hundred sixty 00/100

DOLLARS

For

Planning Board # 94-16 Approval Fees

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 1513</u>		<u>260.00</u>

By

Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board  
Town Hall

555 Union Ave.

NO. 94-16

Sept. 21 1994

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

14105

Received of

Hans P. Offenberg

\$ 50.00

June 16 1994

For

Fifty and  
P.B. App. Fee

#94-16

DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK 6108</u>		<u>50.00</u>

By

Dorothy Hansen

Town Clerk

Title

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TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

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14282

Received of

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\$ 260.00

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Two Hundred sixty 00/100

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DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK #1513</u>		<u>260.00</u>

By

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Title

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Planning Board  
Town Hall

555 Union Ave.

New Windsor, N.Y. 12550

NO. 94-16

September 21, 1994

RECEIVED FROM Hans P. Offenberg

One Thousand 00/100 DOLLARS

One Lot recreation fee

Account Total \$ 4,000.00

Amount Paid \$ 4,000.00

Balance Due \$ -0-

"THE EFFICIENCY" AN AMRAD PRODUCT

Mrs. Mason, Secy to the P.B.  
9/21/94



Map Number 163-94 City [ ]  
Section 57 Block 1 Lot 89.1 Town [X] Village New Windsor

Title: Hans Offenhorn

Dated: 6-28-94 Rev. Filed: 10-18-94

Approved by Carmen R. Dubaldi, Jr  
on 9-28-94

Record Owner Hans Offenhorn

MARION S. MURPHY  
Orange County Clerk

(2 Sheets)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/03/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, With  
A [Disap, App

FOR PROJECT NUMBER: 94-16

NAME: OFFENBORN, HANS - SUBDIVISION  
APPLICANT: OFFENBORN, HANS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/28/94	PLANS STAMPED	APPROVED
08/10/94	P.B. APPEARANCE	APPROVED - PAY FEES
07/06/94	WORK SESSION APPEARANCE	REVISE & RET. TO PB
06/22/94	P.B. APPEARANCE . SHOW TYPICAL DRIVEWAY	LA:ND WVE P.H. RETRN ON LOT #2 - RETURN TO NEXT AGENDA
06/15/94	WORK SESSION APPEARANCE	SUBMIT APPLICATION
06/01/94	WORK SESSION APPEARANCE	REVISE & RETURN

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/21/94

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 94-16

NAME: OFFENBORN, HANS - SUBDIVISION  
APPLICANT: OFFENBORN, HANS

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/16/94	2 LOTS @150.00 EACH	PAID		300.00	
06/22/94	P.B. ATTY. FEE	CHG	35.00		
06/22/94	P.B. MINUTES	CHG	27.00		
08/10/94	P.B. ATTY. FEE	CHG	35.00		
08/10/94	P.B. MINUTES	CHG	13.50		
09/09/94	P.B. ENGINEER FEES	CHG	158.00		
/ /		PAID		0.00	
09/21/94	RET. TO APPLICANT	CHG	31.50		
		TOTAL:	300.00	300.00	0.00

*Please issue a check in  
the amount of \$31.50 to:*

*Hans P. Offenborn  
1767 W Smugglers Cove Drive  
Gulf Breeze, FL 32561-9021*

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 Pd

ESCROW:

RESIDENTIAL:

2 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 300.00 Pd.  
LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

LOTS @ 400.00 (FIRST 4 LOTS).....\$  
LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$ 300.00 Pd \*

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00  
PRELIMINARY PLAT APPROVAL .....\$ 100.00  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00  
FINAL PLAT SECTION FEE.....\$ 150.00  
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00 ① Pd

\*\*\*\*\*

RECREATION FEES:

1 LOTS @ \$1000.00 PER LOT.....\$ 1,000.00 ② Pd

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 158.00  
PLANNING BOARD ATTORNEY FEES.....\$ 20.00  
MINUTES OF MEETINGS.....\$ 40.50  
OTHER.....\$ 268.50 \*

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$ X

5% OF ABOVE AMOUNT.....\$ X

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ X

2% OF REMAINDER OF ABOVE:.....\$ X

TOTAL INSPECTION FEE DUE:.....\$ X

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/10/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-16

NAME: OFFENBORN, HANS - SUBDIVISION  
APPLICANT: OFFENBORN, HANS

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 06/16/94	MUNICIPAL HIGHWAY	07/07/94	APPROVED
ORIG 06/16/94	MUNICIPAL WATER	06/17/94	NO TOWN WATER
ORIG 06/16/94	MUNICIPAL SEWER	07/08/94	SUPERSEDED BY REV1
ORIG 06/16/94	MUNICIPAL FIRE	06/16/94	APPROVED
ORIG 06/16/94		07/08/94	SUPERSEDED BY REV1
ORIG 06/16/94		07/08/94	SUPERSEDED BY REV1
REV1 07/08/94	MUNICIPAL HIGHWAY	/ /	
REV1 07/08/94	MUNICIPAL WATER	07/22/94	NO TOWN WATER
REV1 07/08/94	MUNICIPAL SEWER . SEPTIC SYSTEM	07/29/94	APPROVED
REV1 07/08/94	MUNICIPAL FIRE	07/27/94	APPROVED
REV1 07/08/94		/ /	
REV1 07/08/94		/ /	

RESULTS OF P.B. MEETING

DATE: August 10, 1994

PROJECT NAME: Offshore Sub. PROJECT NUMBER 94-16

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)    S)    VOTE: A    N   

\* M)    S)    VOTE: A    N   

CARRIED: YES    NO   

\* CARRIED: YES:    NO   

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M) ✓ S) 0 VOTE: A 4 N 0 APPROVED: 8/10/94

M)    S)    VOTE: A    N    APPR. CONDITIONALLY:   

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:   

Conditional on paying fees

REGULAR ITEMS:

OFFENBORN SUBDIVISION (94-16) STATION ROAD

Mr. Lou Powell appeared before the board for this proposal.

MR. POWELL: We had some minor things to finish up which was metes and bounds on lot one, show both driveways and we have complied with all the Planning Board's requests and we had to send out the agricultural district notices or whatever.

MR. PETRO: We've had one notice go out Mr. Powell on the 27th day of July, 1994, just one.

MR. VAN LEEUWEN: What do you want to split this up into just two lots?

MR. POWELL: Lot one is 13 1/2 acre parcel. He wants to sell and lot two is the remainder of some 28 acres.

MR. DUBALDI: Any wetlands around here?

MR. VAN LEEUWEN: There are some right here in the front.

MR. VAN LEEUWEN: Existing house is on the 13.5 acres, is that correct?

MR. POWELL: That is correct.

MR. VAN LEEUWEN: What's the perc like?

MR. POWELL: We had 15 minute perc and then there was another one of 20 minute.

MR. VAN LEEUWEN: Is that why you went back so far to get the better perc?

MR. POWELL: Yeah, well, you have got steep slopes so you can't really get down close to the road there.

MR. VAN LEEUWEN: How steep is the driveway going to be?

MR. POWELL: Well, we designed it so it's ten percent, that is why actually I doubt that this will ever happen but the board needed the location of something in case.

MR. EDSALL: Just so I can interject. Originally, they came in with a plan for the 28.66 acres, they wanted to call that just remainder lands, show no house or sanitary but because this board has to approve it as a single family residential lot, Lou has shown a house and shown a driveway, has shown a sanitary system. He tells me it's very likely it will never happen. If it is, at least it can be done.

MR. VAN LEEUWEN: He's going to sell off parcel number one.

MR. POWELL: Yes, but if he does sell the rest of it at least there's something that can happen, there's a place for a house.

MR. VAN LEEUWEN: I know where the property is, I don't see a problem.

MR. PETRO: No, he's been here before and we have fire approval only 7/27/94 and sewer or septic system approved, I don't see anything else. Ron, anything?

MR. LANDER: No.

MR. VAN LEEUWEN: Did we make a motion to waive public hearing?

MR. EDSALL: You have done it all, nothing left but approval.

MR. VAN LEEUWEN: I so move.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Hans Offenborn subdivision on Station Road. Any further discussion from the board members? If not, roll call.



August 10 1994

30

ROLL CALL

MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

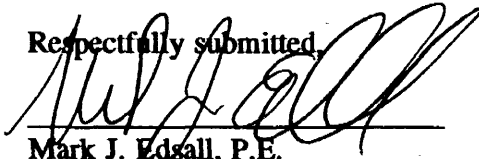
- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** HANS OFFENBORN MINOR SUBDIVISION  
**PROJECT LOCATION:** STATION ROAD (EAST SIDE)  
SECTION 57-BLOCK 1-LOT 89.1  
**PROJECT NUMBER:** 94-16  
**DATE:** 10 AUGUST 1994  
**DESCRIPTION:** THE APPLICATION INVOLVES THE MINOR SUBDIVISION  
OF THE EXISTING 42.2 +/- ACRE PARCEL INTO TWO (2)  
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS  
PREVIOUSLY REVIEWED AT THE 22 JUNE 1994 PLANNING  
BOARD MEETING.

1. As previously noted, the project is located within the R-1 Zoning District. The proposed minor subdivision appears to comply with all the minimum bulk requirements for that zone.
2. The Applicant has responded to each of my previous review comments from the above-referenced meeting.
3. At this time, I am aware of no reason why the minor subdivision could not be considered for final subdivision approval, as long as all procedural items have been addressed.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:HANS.mk

Agricultural District Notice

PLANNING BOARD : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----X  
In the Matter of Application for ~~Site Plan~~/Subdivision of

Offenberg, Hans

Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

-----X  
STATE OF NEW YORK )  
                          ) SS.:  
COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On July 28, 1994, I compared the 1 addressed envelopes containing the attached Notice                      with the certified list provided by the Assessor regarding the above application for ~~Site Plan~~/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason  
Myra L. Mason, Secretary for  
the Planning Board

Sworn to before me this

27 day of July, 1994

C Cheryl L. Canfield  
Notary Public

CHERYL L. CANFIELD  
Notary Public, State of New York  
Qualified in Orange County  
# 4881654  
Commission Expires December 28, 1994

AFFIMAIL.PLB - DISC#1 P.B.

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553



1763

July 14, 1994

Eustance & Horowitz, P.C.  
PO Box 41  
Circleville, NY 10919

Re: Tax Map Parcel #37-1-80.1  
Owner: Hans F. & Elaine Offenborn

Gentlemen:

According to our records, the attached list of property owners are in an agricultural district and are within five hundred (500) feet of the above referenced property.

The charge for this service is \$25.00, which was paid in the form of your deposit.

Sincerely,

*Leslie Cook/co*

Leslie Cook  
Sole Assessor

LC/cc  
Attachments  
CC: Myra Mason

Sabcock, Robert P. & Catherine J.

PO Box 537

Vails Gate, NY 12584

## AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/Site Plan Lands of H. Offenborn for the proposed 2 Lot Subdivision (briefly describe project)

One 13.54 acres and remaining lands of 28.66 acres on Station Road

As this project is located within 500' of an Agricultural District, this notice is being made.

Owner/Applicant Hans Offenborn  
Name

Address: 1767 W. Smugglers Cove drive  
Gulf Breeze, FL 32561

Project Location: 57-1-89.1  
Tax Map # Sec., Block, Lot

Street: Station Road

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: 7/19/94

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,  
Chairman

JUN 28 '94 15:05 TOWN OF NEW WINDSOR

P.2/3

## AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW Windsor, County of Orange, State of New York has before it an application for Subdivision ~~Site Plan~~ Lands of H. Rifenburg

for the proposed 1 Lot Subdivision

(Briefly describe project)

One 13.45 acres and remaining lands of 28.55 acres on Section 8, Town of New Windsor, NY

As this project is located within 500' of an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners within this Agricultural District.

Owner/Applicant: Hans Rifenburg

Name

1767 W. Sagamore Cove Drive

Old Forge Rd. 1767

Project location:

17-1-52.1

Tax Map # Sec

Block, Lot

Site(s):

Station Road

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 335 Union Avenue, New Windsor, N.Y.

Date: 6/29/94

TOWN OF NEW WINDSOR PLANNING BOARD

James E. Deitz, Jr.,  
Chairman

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF

New Windsor

P/E #

94 - 16

WORK SESSION DATE:

6 July 1994

APPLICANT RESUB.

REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

No

New Plans

PROJECT NAME:

Offenburger

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

Lou Powell

MUNIC REPS PRESENT:

BLDG INSP.

visp

FIRE INSP.

X

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

~ Adding sight dist for lot 2

~ Trying for 7/13/94 agenda

4MJ91 pbwsform

RESULTS OF P.B. MEETING

DATE: June 22, 1994

PROJECT NAME: Offenborn Sub. PROJECT NUMBER 94-16

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M) 0 S) 5 VOTE: A 3 N 0

\* M) 0 S) 5 VOTE: A 3 N 0

CARRIED: YES ☒ NO ☐

\* CARRIED: YES: ☒ NO ☐

\*\*\*\*\*

PUBLIC HEARING: M) 5 S) 0 VOTE: A 3 N 0

WAIVED: YES ☒ NO ☐

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M)    S)    VOTE: A    N    APPR. CONDITIONALLY:   

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:   

show typical driveway to Lot #2

Next Agenda - 7/13/94



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** HANS OFFENBORN MINOR SUBDIVISION  
**PROJECT LOCATION:** STATION ROAD (EAST SIDE)  
SECTION 57 - BLOCK 1 - LOT 89.1  
**PROJECT NUMBER:** 94-16  
**DATE:** 22 JUNE 1994  
**DESCRIPTION:** THE APPLICATION INVOLVES THE MINOR SUBDIVISION OF  
THE EXISTING 42.2 +/- ACRE PARCELS INTO TWO (2)  
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS  
REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the R-1 Zoning District. The proposed minor subdivision lots appear to easily comply with the minimum bulk requirements for that zone.
2. With regard to the proposed sanitary disposal system for lot 2, it is my understanding that the Applicant's Engineer was to investigate the layout/design location for improvements on the adjoining properties N/F Babcock. As well, the Applicant's Engineer indicated that confirming percolation tests would be performed for the proposed system. As such, these items are pending further data from the Applicant.
3. Lot 2 depicts a residence near the top of the property, a considerable distance from station road. Topography in the area between the house and the road is somewhat harsh. The Board should determine whether it is required that the Applicant depict the proposed driveway location, such that verification can be made for compliance with Town Guidelines.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** HANS OFFENBORN MINOR SUBDIVISION  
**PROJECT LOCATION:** STATION ROAD (EAST SIDE)  
SECTION 57 - BLOCK 1 - LOT 89.1  
**PROJECT NUMBER:** 94-16  
**DATE:** 22 JUNE 1994

-2-

6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



\_\_\_\_\_  
Mark U. Edsall, P.E.  
Planning Board Engineer

MJesh

A:hans.sh

OFFENBORN, HANS SUBDIVISION (94-16) STATION ROAD

Lou Powell from Eustance & Horowitz appeared before the board for this psoposal.

MR. POWELL: Mr. Offenborn is proposing two lot subdivision of his 42 plus acres on Station Road. This is the railroad and his property adjoins it on to the east of the Station Road. The proposal calls for 1.5 plus or minus acres to go with the existing house and then the remainder will be some 28.7 acres. We have shown on the plan the wetlands from the existing DEC mapping. There was a deep test and percolation test conducted by Tectonic on the remaining 28 acres and we've conducted just today another perc test on that lot. There's a recent subdivision of a parcel here we show and you don't have on the plan the location of the well and septic but I've shown them here so that they are more than two hundred feet from either existing or proposed here. There are some houses on this side but those wells and septics are more than four hundred feet from anything that we're proposing. We've shown this well and septic detail on this lot only to conform so the map then can be filed. We do not know that that will be any kind of final location, what will happen to this bulk piece, if we still need to complete some field work to finish the property lines and so this plan shows some plus and minus distances and this 11 acre parcel that work is completed and that work will be done fairly shortly.

MR. PETRO: Driveway that is coming in, does that go right through part of the wetlands?

MR. POWELL: Existing driveway.

MR. PETRO: It's on the 1.5 acre piece?

MR. POWELL: Yes, that is existing.

MR. PETRO: It's already going across that?

MR. POWELL: Yes.

MR. PETRO: Also the first one on the roadside?

MR. POWELL: It's outside of the buffer.

MR. PETRO: Obviously, it's right next to the buffer zone, what do you have to be?

MR. BABCOCK: That is an existing system, existing house.

MR. EDSALL: 200 foot downstream.

MR. PETRO: But it's existing.

MR. EDSALL: Yeah.

MR. PETRO: What's the one in the rear, just another?

MR. POWELL: Apparently, they've got some kind of a split system.

MR. DUBALDI: Does he have to show how to get to that on lot two, doesn't he have to show, I don't see any road.

MR. EDSALL: Again, I only noted that for one reason is that their intent was to split off the lot two as a balance parcel or non-developable parcel, or as the County looks to call them not for residential purposes at this time which I told them we really don't accept. So he's shown the sanitary system because the code requires that and Orange County Local Law Number 1 requires it. Do you feel comfortable with that or you believe that there should be an accessway shown?

MR. DUBALDI: I think there has to be, doesn't there, we can't create a lot that can't be used.

MR. EDSALL: Yes.

MR. EDSALL: It just means you have had some substantial grading to develop the driveway but there's plenty of room so I'm bringing it up only to see what you're comfortable with.

MR. DUBALDI: Just saying that it should be on the

plan, it's my understanding that you need access to a house so that should be shown on the plan.

MR. EDSALL: We can work out something.

MR. PETRO: We're only showing the house just to comply.

MR. SCHIEFER: House is probably never going to be there.

MR. PETRO: Just to show that it is a usable lot.

MR. EDSALL: If you want to have typical location shown for the driveway, I'm sure that can be added, not that you'd be stuck with it, they can always modify it.

MR. SCHIEFER: I'm not going to, under the circumstances, I'm not going to insist that it be put in. There's plenty of places to put a driveway. It's going to be a long one.

MR. POWELL: If it's ever built, right?

MR. EDSALL: Great view from up there though.

MR. BABCOCK: What's the purpose of subdividing if you are not going to build?

MR. POWELL: I'd be glad to show proposed location but I don't think that is a problem.

MR. SCHIEFER: If it's no problem with the applicant, certainly no harm in it.

MR. POWELL: There's no problem with sight distance there.

MR. PETRO: What's is the purpose of the subdivision?

MR. POWELL: To cut off the main house which is with some 13 acres and then the bulk he will do whatever he can do with it. He now lives in Florida, he's not here so I imagine he wants to get rid of the house and he wants to have the remaining land for whatever can be

done in the future.

MR. POWELL: I assume if somebody came along and offered him the right price, he'd sell the whole 28 acres.

MR. PETRO: I don't see anything here, this is pretty straightforward. We have one member that would like to see a driveway put in so if you have no problem with doing that.

MR. POWELL: I have no problem.

MR. DUBALDI: I make a motion we take lead agency.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency in the Offenborn major subdivision on Station Road. Any further discussion? If not, roll call.

ROLL CALL

JAMES PETRO	AYE
CARMEN DUBALDI	AYE
CARL SCHIEFER	AYE

MR. SCHIEFER: I personally don't think with the two lot subdivision like this we're going to need a public hearing. Anyone have any objection to it? I'll make a motion we waive the public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Offenborn minor subdivision on Station Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

JAMES PETRO	AYE
CARMEN DUBALDI	AYE



CARL SCHIEFER                      AYE

MR. PETRO: As far as everything is already existing there, I think as far as negative dec, I really don't see any problems with that, if someone would make a motion.

MR. DUBALDI: I make a motion we declare negative dec.

MR. SCHIEFER: I'll second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Hans Offenborn minor subdivision on Station Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

JAMES PETRO                      AYE  
CARMEN DUBALDI                  AYE  
CARL SCHIEFER                   AYE

MR. PETRO: We're pretty well set. If you can put the driveway on the map, we'll put you on the next agenda which will be the 13th of July and I don't see any problems.

MR. EDSALL: By then, you'll have the other survey work done that you mentioned.

MR. POWELL: Yeah, field work was finished yesterday, I see no problem. There is property that adjoins this, that is in an agricultural district, just have to notify them of the subdivision?

MR. KRIEGER: It's a notice requirement

MR. POWELL: There may be one across the railroad but there's a piece of another parcel, so it's close to the 500 foot limit.

MR. KRIEGER: No doubt there's potentiality giving additional notice so, you know, failure to give the notice however might mean that an approval by the

June 22, 1994

22

Planning Board can be avoided in court so better safe than sorry.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94- 16**

DATE PLAN RECEIVED: **RECEIVED JUL 8 1994** *Rev1*

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒  
disapproved ☐

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Fred Kaye* *8/29/94*  
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 16

DATE PLAN RECEIVED: RECEIVED JUL 8 1994 Rev 1

The maps and plans for the Site Approval Hans Offenborn  
Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been

reviewed by me and is approved \_\_\_\_\_  
disapproved ☒ \_\_\_\_\_

If disapproved, please list reason No Town Water

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

7/22/94



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 16

DATE PLAN RECEIVED: RECEIVED JUL 8 1994 Rev 1

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision ✓ \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

HANS OFFENBORN has been

reviewed by me and is approved ✓ \_\_\_\_\_

disapproved \_\_\_\_\_

If disapproved, please list reason (SEPTIC)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

[Signature] 7-29-94  
SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 27 July 1994  
**SUBJECT:** Offenborn Subdivision

Planning Board Reference Number: PB-94-16  
Dated: 8 July 1994  
Fire Prevention Reference Number: FPS-94-040

A review of the above referenced subject subdivision plan was conducted on 27 July 1994.

This plan is acceptable.

Plans Dated: 7 July 1994; Revision 5

*Robert F. Rodgers, C.C.A. (mvz)*  
Robert F. Rodgers, C.C.A.

RFR/mvz

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553



1763

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94- 16**

DATE PLAN RECEIVED: **RECEIVED JUN 16 1994**

The maps and plans for the Site Approval *Hans Offenborn*  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason *No WATER*

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 16 June 1994

**SUBJECT:** Offenborn Subdivision

Planning Board Reference Number : PB-94-16

Dated : 16 June 1994

Fire Prevention Reference Number: FPS-94-029

A review of the above referenced subdivision plan was conducted on 16 June 1994.

This subdivision plan is acceptable.

Plans Dated: 9 June 1994, Revision 3

  
ROBERT F. RODGERS, C.C.A.

RFR/mvz





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B # 94--16

WORK SESSION DATE:

15 JUNE 94

APPLICANT RESUB.  
REQUIRED:

ABP

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Offenbarn

PROJECT STATUS:

NEW

☒

OLD

REPRESENTATIVE PRESENT:

Lon Powell

MUNIC REPS PRESENT:

BLDG INSP.

W. Bldg

FIRE INSP.

No

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- added all info requested before
- will be doing some add'l field
- survey and redo fences.
- Lon to ck w/ Myra re SDS of Babcock
- Lon to ck re agricultural district

Next avail agenda

4MJ91 pbwsform



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF New Windsor P/B # 94-16  
WORK SESSION DATE: 1 June 94 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED (Yes) ~~Required~~ REQUIRED: Full  
PROJECT NAME: Offenbarn Subdiv  
PROJECT STATUS: NEW X OLD ~~X~~  
REPRESENTATIVE PRESENT: Gerry Bergman  
MUNIC REPS PRESENT: BLDG INSP. acc in office  
FIRE INSP. \_\_\_\_\_  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

— show provided lot 1 & 2  
— lot 2 remaining lands must have use  
Station Rd just north of Conrail  
addy Max Bldg/H/ Mil Liv Area/Dont Cig



## TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision X Lot Line Chg. \_\_\_\_\_ Site Plan \_\_\_\_\_ Spec. Permit \_\_\_\_\_

1. Name of Project Subdivision for Hans Offenborn
  2. Name of Applicant Hans Offenborn Phone 904-939-9960  
Address 1767 W. Snugglers Cove Dr. Gulf Breeze, FL 32561  
(Street No. & Name) (Post Office) (State) (zip)
  3. Owner of Record same as above Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (zip)
  4. Person Preparing Plan Eustance & Horowitz, PC  
Address PO Box 42, Circleville, NY 10919  
(Street No. & Name) (Post Office) (State) (zip)
  5. Attorney Robert Dickover Phone 986-1700  
Address 31 Main St. Warwick, NY 10990  
(Street No. & Name) (Post Office) (State) (zip)
  6. Person to be notified to represent applicant at Planning Board Meeting Eustance & Horowitz, PC Phone 914-361-4541  
(Name)
  7. Project Location: On the East side of Station Road  
(street)  
8000' feet South of Route 207 intersection  
(direction) (street)
  8. Project Data: Acreage of Parcel 42.2 Zone R-1,  
School Dist. 332002 Washingtonville Central School
  9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y X N \_\_\_\_\_
- If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 57 Block 1 Lot 89.1

11. General Description of Project: Subdivision 42.2 acre parcel into  
2 lots, one 13.5 acre and remaining 28.7 acres

12. Has the Zoning Board of Appeals granted any variances for  
this property?        yes   X   no.

13. Has a Special Permit previously been granted for this  
property?        yes   X   no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the  
property owner, a separate notarized statement from the owner  
must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and  
states that the information, statements and representations  
contained in this application and supporting documents and  
drawings are true and accurate to the best of his/her knowledge  
and/or belief. The applicant further acknowledges responsibility  
to the Town for all fees and costs associated with the review of  
this application.

Sworn before me this

16<sup>th</sup> day of June 1994

*James H. Powell*  
Applicant's Signature

*James H. Powell*  
Notary Public

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED JUN 16 1994  
Date Application Received

94- 16  
Application Number

94-16

SEQR

14-16-4 (2/87)--Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Hans Offenborn	2. PROJECT NAME Subdivision for Hans Offenborn
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Station Road 8000' south of its intersection with Route 207	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Minor 2 lot subdivision of 42.2 acres One lot 13.5 and remaining lands	
7. AMOUNT OF LAND AFFECTED: Initially 42.2 acres Ultimately 42.2 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Single Family Residence and farm land	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Eustance & Horowitz, P.C.	Date: 5/31/94
Signature: <i>[Handwritten Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b>	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____	
Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
_____	
Date	

IF APPLICABLE "XX"

\*\*This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

## 1. Name and Address of Applicant:

Hans Offenborn 1767 West Snugglers Cove Drive  
Gulf Breeze, Florida 32561

## 2. Description of proposed project and its locations:

East side of Station Road -Proposed 2 lot subdivision 13.5 and  
28.7 acre parcels

## 3. Name and address of any owner of land within the Agricultural District:

## 4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

Robert Babcock, PO Box 537 Vails Gate, NY 12584

## 5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST

## I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.   X   Environmental Assessment Statement
- \*2.   X   Proxy Statement
3.   X   Application Fees
4.   X   Completed Checklist

## II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1.   X   Name and address of Applicant.
- \*2.   X   Name and address of Owner.
3.   X   Subdivision name and location.
4.   X   Tax Map Data (Section-Block-Lot).
5.   X   Location Map at a scale of 1" = 2,000 ft.
6.   X   Zoning table showing what is required in the particular zone and what applicant is proposing.
7.   X   Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8.   X   Date of plat preparation and/or date of any plat revisions.
9.   X   Scale the plat is drawn to and North Arrow.
10.   X   Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11.   X   Surveyor's certification.
12.   X   Surveyor's seal and signature.

\*If applicable.



13.     X     Name of adjoining owners.
14.     X     Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15.     N/A     Flood land boundaries.
16.     X     A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.     X     Final metes and bounds.
18.     X     Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19.     N/A     Include existing or proposed easements.
20.     N/A     Right-of-Way widths.
21.     N/A     Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22.     X     Lot area (in square feet for each lot less than 2 acres).
23.     X     Number the lots including residual lot.
24.     X     Show any existing waterways.
- \*25.     N/A     A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.     X     Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27.     N/A     Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).  
    N/A
28.            Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29.     X     Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30.     X     Provide "septic" system design notes as required by the Town of New Windsor.
31.     X     Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32.     N/A     Indicate percentage and direction of grade.
33.     N/A     Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34.     X     Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35.     N/A     Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. Planning Board Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. To Be Added At Final Approval A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 

Licensed Professional

Date: 5-27-94

94 - 16

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

HANS OFFENBORN, deposes and says that he  
resides at 1767 W. Smugglers Cove Drive, Gulf Breeze, Florida 32561  
(Owner's Address)  
in the County of Santa Rosa  
and State of Florida  
and that he is the owner in fee of TAX MAP PARCEL 57-1-871  
CONTAINING 42.201± ACRES  
which is the premises described in the foregoing application and  
that he has authorized EUSTANCE F. HORWITZ PC  
to make the foregoing application as described therein.

Date: May 6, 1994

Hans P. Offenborn  
(Owner's Signature)  
Reina C. Horwitz  
(Witness Signature)





LOCATION PLAN

SCALE: 1" = 2000' SOURCE: U.S.G.S.

## ZONING DISTRICT = R1

## TABLE OF MINIMUM DISTANCES

	30 FT.	LOT 1	LOT 2
LOT AREA	43,560	13,540	28,740
LOT WIDTH	125	705	625
STREET FRONTAGE	70	731	632
FRONT YARD	45	395	1120
REAR YARD	50	560	370
SIDE YARD/TOTAL BOTH	20/40	70/460	230/745
BUILDING HEIGHT (MAX.)	35	EXISTING	
LIVABLE FLOOR AREA	1200	EXISTING	
DEVELOPMENT COVERAGE	10%	HOUSE	

## NOTES:

1. TOTAL AREA = 42.20 +/- ACRES
2. TOTAL # OF LOTS = 2
3. TAXMAP # 57-1-89.1
4. FRESHWATER WETLAND MB-29 TAKEN FROM N.Y.S. DEC. MAPPING. ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY WITHIN THE FRESHWATER WETLAND OR ADJACENT 100 FEET, REQUIRES A PERMIT FROM THE N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.
5. SEE SHEET 2 OF 2 FOR SEWAGE DISPOSAL SYSTEM DETAILS.

## RECORD OWNER &amp; SUBDIVIDER

HANS OFFENBORN  
1767 W. SMUGGLERS COVE DR.  
GULF BREEZE, FLA. 32561

## OWNERS REVIEW &amp; CONCURRENCE

I, Hans Offenborn  
HAVE REVIEWED THIS PLAN AND CONCUR  
WITH THE INFORMATION SHOWN.

## CERTIFICATION

I HEREBY CERTIFY THAT THE  
BOUNDARY SHOWN IS THE RESULT OF  
AN ACTUAL FIELD SURVEY DONE IN  
SEPTEMBER 1987.

BY: Hans Offenborn P.L.S.  
N.Y.S. LICENSE # 14102

## MAP REFERENCE

RIGHT OF WAY FOR CONSOLIDATED RAIL CORP.  
TAKEN FROM PLAN ENTITLED:  
"RIGHT OF WAY AND TRACK MAP"  
"ERIE RAILROAD COMPANY"  
"GRAHAM LINE"  
STATION 2356 + 80 TO STATION 3168 + 00

## DEED REFERENCE

OFFENBORN: LIBER 2065 PAGE 266

UNAUTHORIZED ALTERATION OR ADDITION TO THIS  
MAP IS A VIOLATION OF SECTION 7209(2) OF THE  
NEW YORK STATE EDUCATION LAW.

REVISED	NATURE OF REVISION	REVISED	NATURE OF REVISION
12-12-87	PROPERTY LINES REVISED	07-07-94	ADD SITE DISTANCE
5-27-94	ADDED TOP. WETLANDS NOTE		
6-9-94	SDS LOT 2 ADDED, & LOT 1 ADDED		
6-28-94	NOTES, DRIVE, WELL ADDED		

## SUBDIVISION PLAN

FOR

HANS OFFENBORN

TOWN OF NEW WINDSOR

COUNTY OF ORANGE

SCALE: 1" = 100'

OCTOBER 28, 1987

SHEET 1 OF 2

DRAWN BY: M.C.  
CHKD BY: W.C.

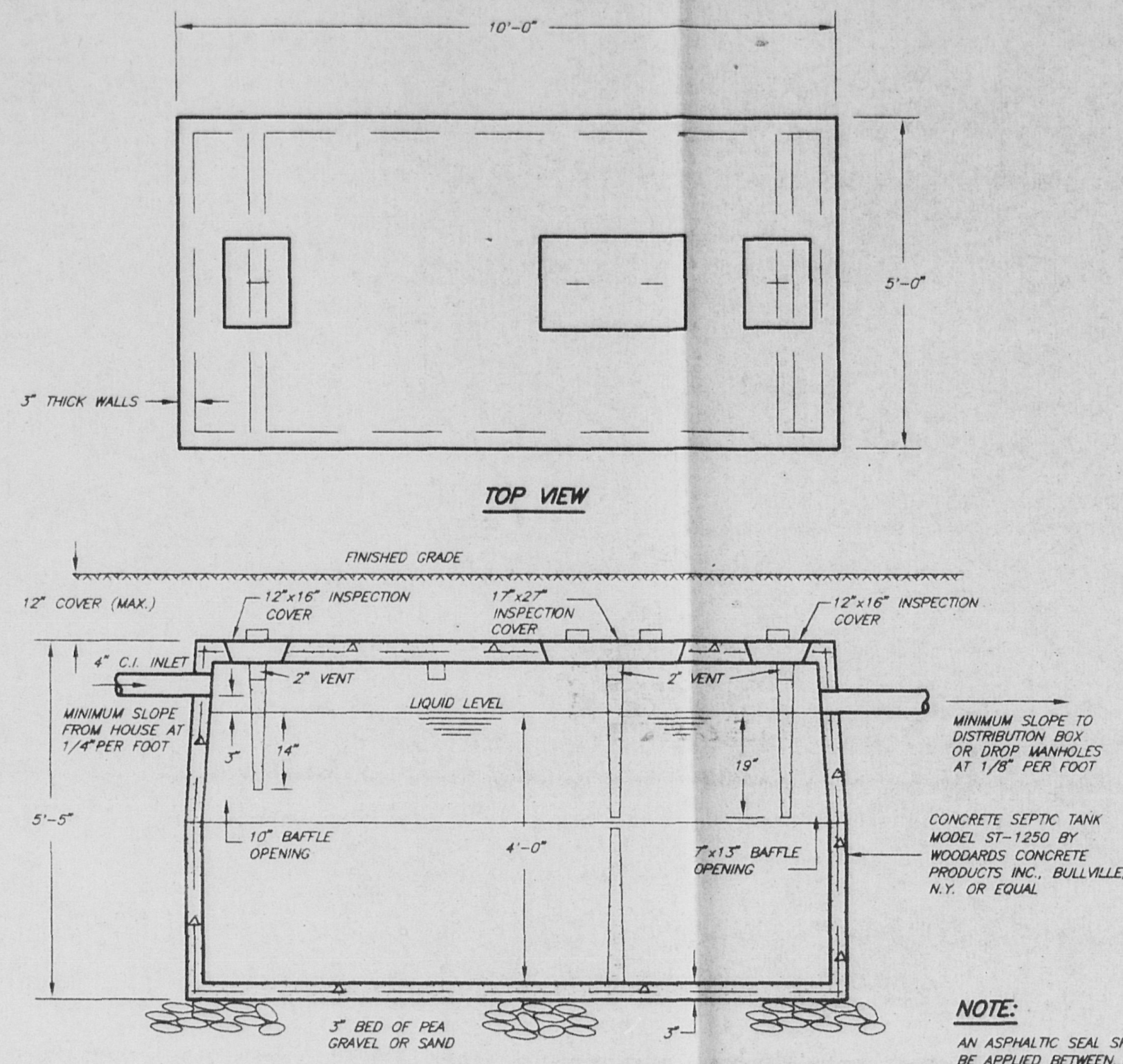
EUSTANCE & HOROWITZ, P.C.  
P.O. BOX 42, CIRCLEVILLE, N.Y. 10919/P.O. BOX 648, FISHKILL, N.Y. 12524

DWG. # A-3580-0  
JOB # 342913



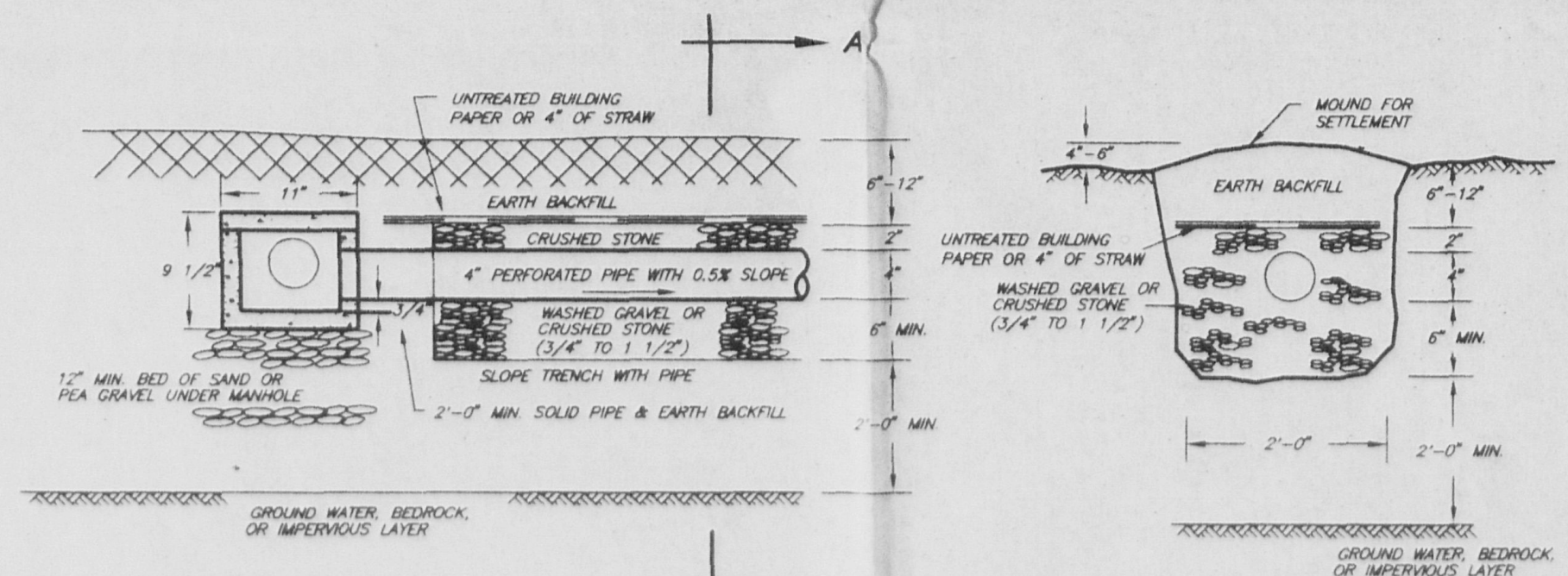
Hans Offenborn P.E.H.S.





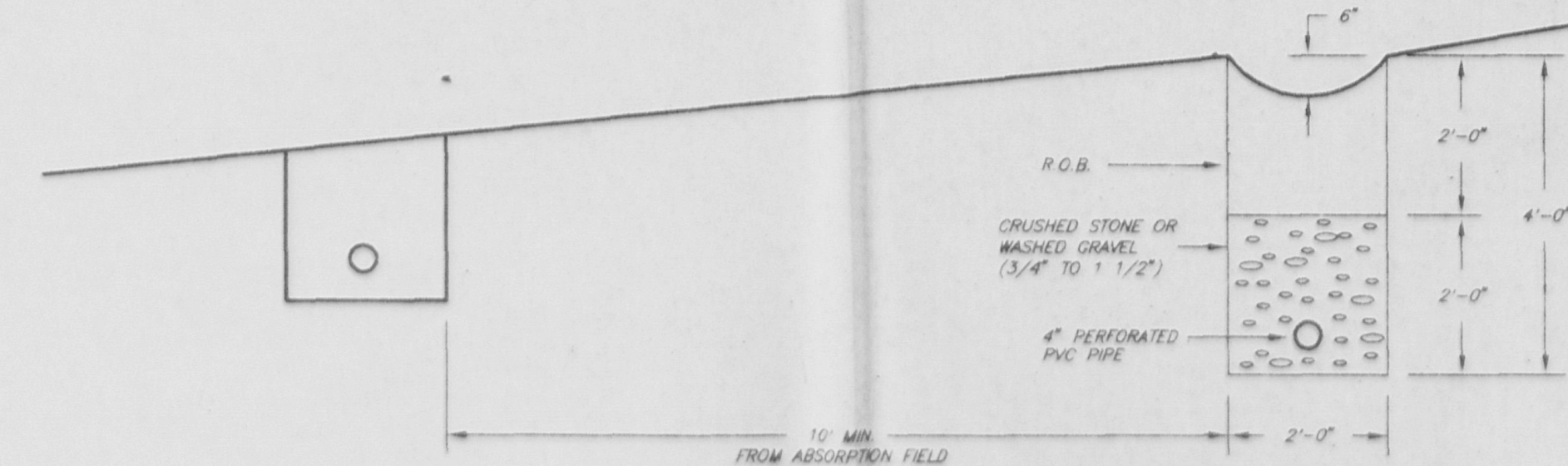
**SEPTIC TANK**  
1250 GALLON  
NOT TO SCALE

**NOTE:**  
AN ASPHALTIC SEAL SHALL BE APPLIED BETWEEN CONTACT SURFACES OF THE TANK AND ALL INSPECTION COVERS. INVERT OF INLET 3" ABOVE INVERT OF OUTLET.

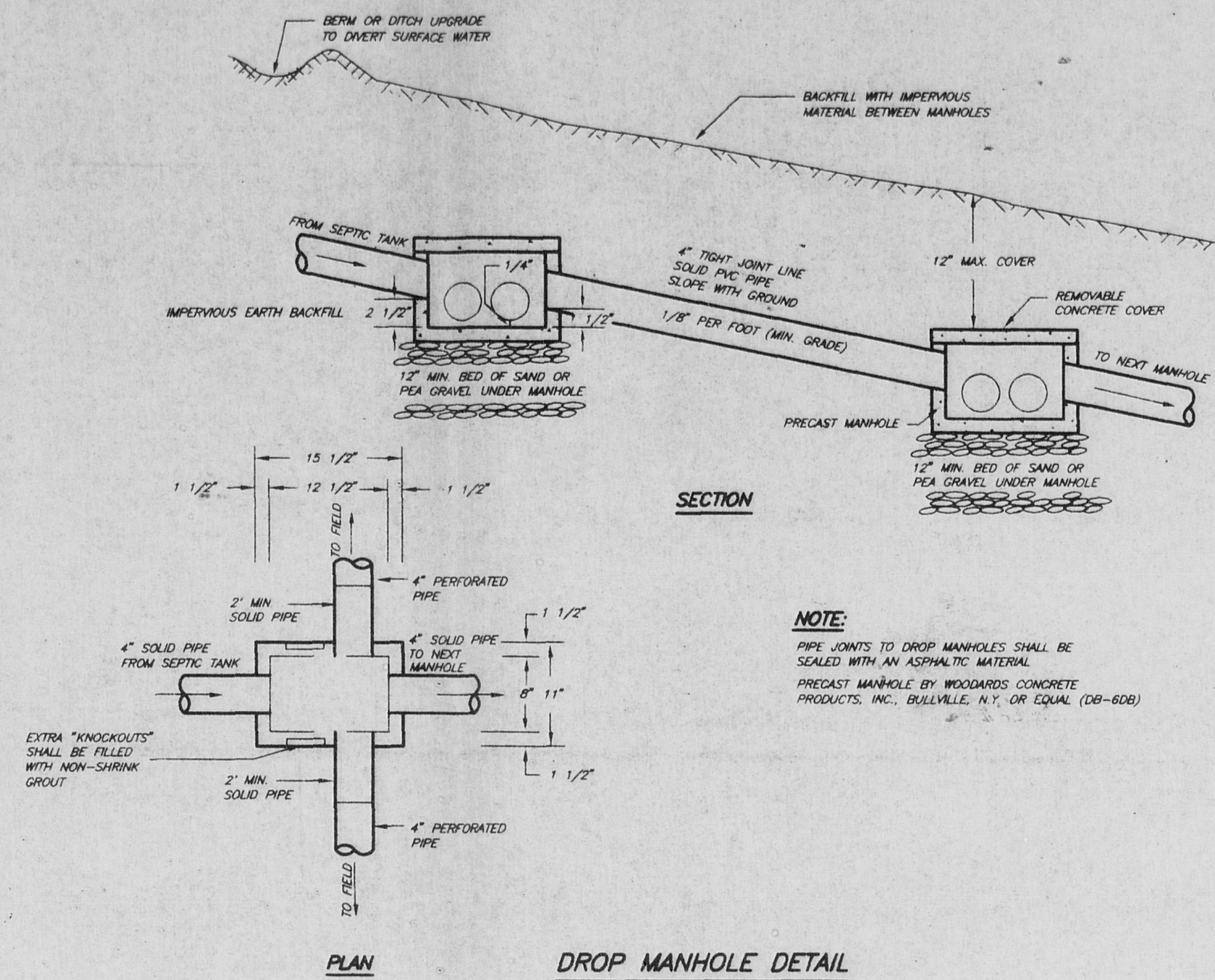


**ABSORPTION TRENCH DETAIL**  
NOT TO SCALE

**SECTION A - A**

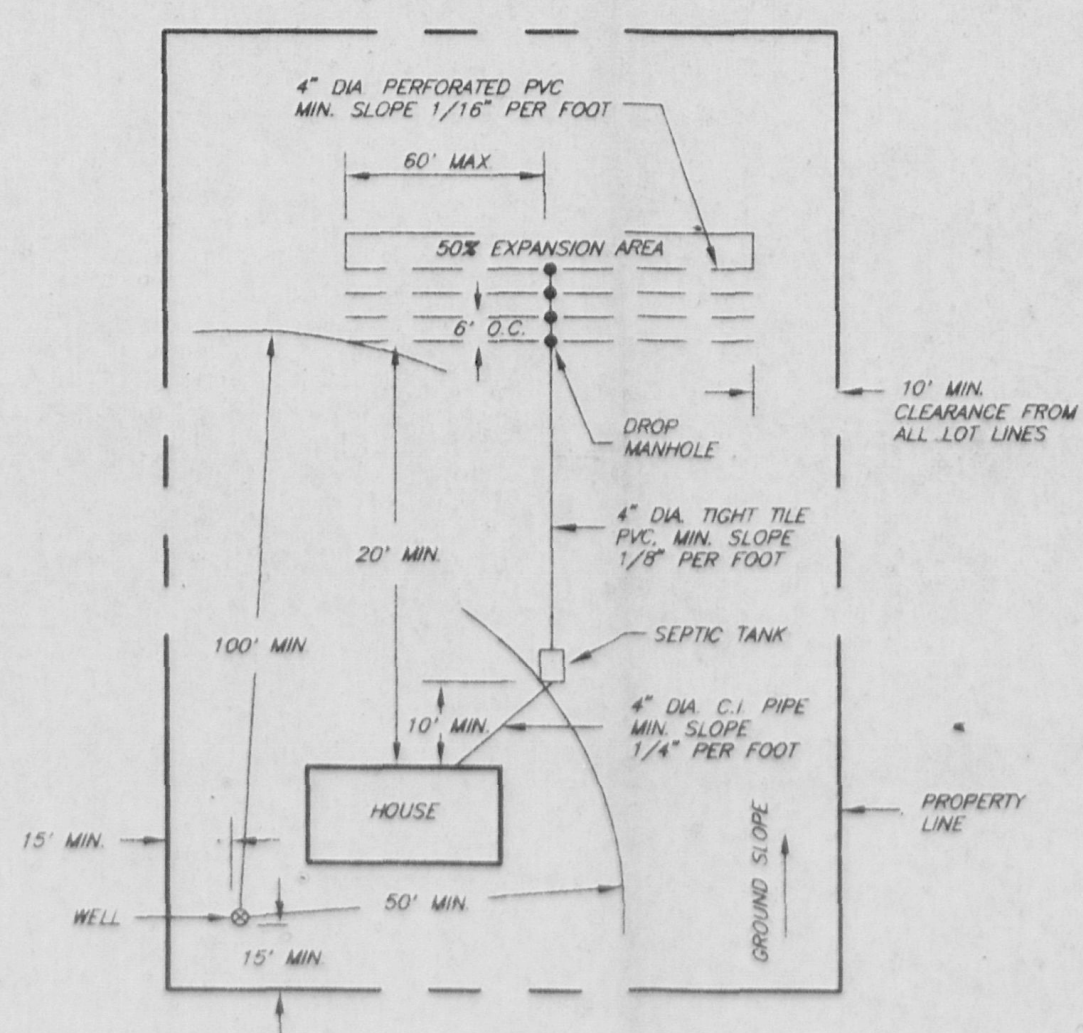


**FRENCH DRAIN**  
NOT TO SCALE



**DROP MANHOLE DETAIL**  
NOT TO SCALE

**NOTE:**  
PIPE JOINTS TO DROP MANHOLES SHALL BE SEALED WITH AN ASPHALTIC MATERIAL. PRECAST MANHOLE BY WOODARDS CONCRETE PRODUCTS, INC., BULLVILLE, N.Y. OR EQUAL (DG-606).



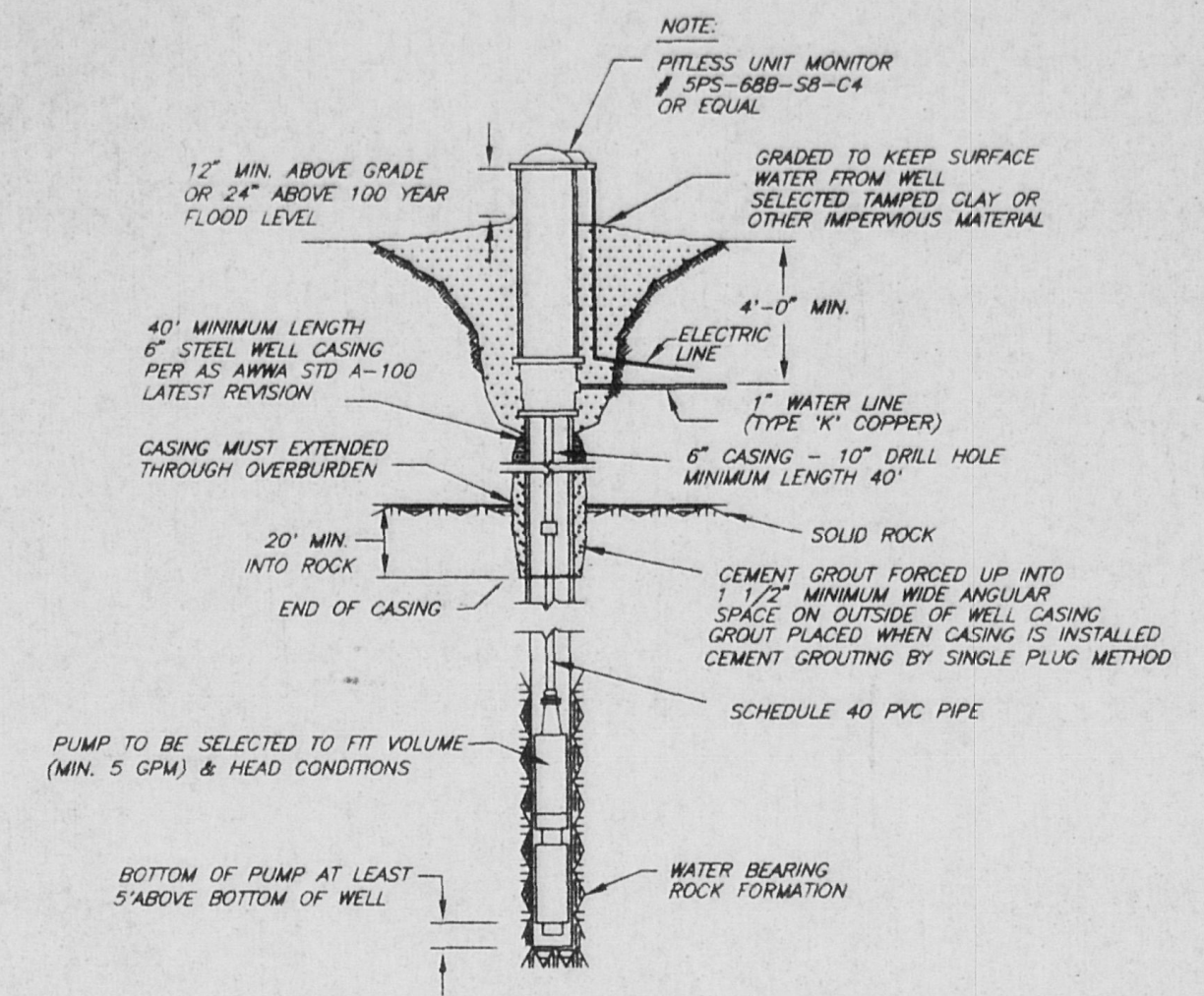
**TYPICAL LOT LAYOUT**  
NOT TO SCALE

TEST PIT #	DEPTH	DESCRIPTION	GROUND WATER LEVEL	PERC. TEST #	STABILIZED PERC. RATE (MIN./IN.)
TP-7	0'-12"	TOPSOIL	NONE	PT-7	29
	12'-4'	TAN SILT, LITTLE C-F GRAVEL, TRACE MOTTLED CLAYEY.			
	4'-9'	TAN/BROWN SILT, LITTLE C-F GRAVEL, TRACE MOTTLED CLAYEY, TRACE COBBLES			
		BOTTOM OF TEST PIT AT 9'			

**NOTE:**  
TEST PITS AND PERCOLATION TEST PERFORMED BY TECTONIC ENGINEERING CONSULTANTS, P.C. ON DECEMBER 29, 1988.  
Δ = PERCOLATION TEST BY EUSTANCE & HOROWITZ  
6-22-94 PERC RATE IS MIN/IN

SEWAGE DISPOSAL SYSTEM DESIGN					
LOT No.	PERC. RATE (MIN.)	DESIGN RATE	LENGTH OF TILE		
			2 BDRM	3 BDRM	4 BDRM
2	29	21-30	250	375	500

**NOTE:**  
1. 1/2 OR 3 BEDROOM HOUSE REQUIRES A 1000 GALLON SEPTIC TANK.  
4 BEDROOM HOUSE REQUIRES A 1250 GALLON SEPTIC TANK.  
2. "ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH STANDARDS AND THE PROVISIONS OF THE PUBLIC HEALTH LAW."  
3. "ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED BY A NEW YORK STATE LICENSED DESIGN PROFESSIONAL AND APPROVED BY THE TOWN OF NEW WINDSOR BUILDING INSPECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION AND CERTIFIED AS TO CONFORMANCE TO DESIGN BY THE DESIGN PROFESSIONAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY."



**TYPICAL WELL DETAIL**  
NOT TO SCALE

- NOTES:**
- CONSTRUCTION OF SEWAGE DISPOSAL SYSTEM, DIVERSION TRENCH, ETC., SHALL BE OBSERVED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN NEW YORK STATE CERTIFICATION THAT THE INSTALLATION WAS MADE IN ACCORDANCE WITH APPROVED PLANS WILL BE MADE TO THE PROPER COUNTY OFFICE OF THE NEW YORK STATE DEPARTMENT OF HEALTH, OR AS REQUIRED BY THE TOWN OF NEW WINDSOR.
  - CERTIFICATION IS REQUIRED PRIOR TO OCCUPANCY AND MUST INCLUDE THE WELL. ALL SEPTIC TANK JOINTS ARE TO BE SEALED AND TESTED FOR WATER-TIGHTNESS.
  - THE PURCHASER OF THIS LOT MUST BE SUPPLIED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE RECORD PLAN OF ANY EXISTING SANITARY FACILITY.
  - SEWAGE DISPOSAL SYSTEMS SHALL BE STAKED OUT BY A LICENSED PROFESSIONAL PRIOR TO CONSTRUCTION.
  - DO NOT INSTALL TRENCHES IN WET SOIL.
  - RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
  - END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
  - A MINIMUM OF 4" OF UNDISTURBED SOIL MUST BE AVAILABLE BETWEEN TRENCHES.
  - ALL UNUSED OUTLETS WILL BE PLUGGED AND SEALED WITH NON-SHRINK GROUT OR EQUIVALENT.
  - THERE WILL BE NO REGRADING OR COMPACTING IN THE AREA OF THE PROPOSED TILE FIELD.
  - SEPTIC FIELDS ARE NOT TO BE RELOCATED FROM THE APPROVED LOCATIONS.
  - CELLAR, ROOF AND FOOTING DRAINS SHALL NOT BE DISCHARGED INTO THE SEPTIC SYSTEM OR IN THE VICINITY OF THE TILE FIELD.
  - NO DRIVEWAY SHALL BE PLACED OVER ANY PORTION OF THE TILE FIELD.
  - ANY CHANGE IN DIRECTION OF SOLID SEWAGE PIPE WILL REQUIRE A MANHOLE OR CLEANOUT. CLEANOUTS SHALL BE PLACED NO FURTHER APART THAN 75 FEET.
  - PLUMBING FIXTURES LOCATED IN THE BASEMENT MAY REQUIRE SPECIAL DESIGN AND APPROVAL.
  - THE REMAINING LANDS OR LOTS ARE NOT TO BE FURTHER SUBDIVIDED WITHOUT APPROVAL FROM THE PLANNING BOARD.
  - PLANS ARE INCOMPLETE/INVALID WITHOUT THE ENGINEER'S SEAL AND SIGNATURE.
  - THIS SHEET IS INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY EACH OTHER SHEET OF THIS SET.

REVISED	NATURE OF REVISION	OK	REVISED	NATURE OF REVISION	OK
6-28-94	NOTE ADDED				

**DETAIL SHEET**

FOR

**HANS OFFENBORN**

TOWN OF NEW WINDSOR  
SCALE: AS SHOWN

ORANGE COUNTY, N.Y.  
JUNE 8, 1994

SHEET 2 OF 2

SUB DIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON SEP 28 1994  
BY CARMEN R. DUBALDI, JR.  
SECRETARY



DRAWN BY: J. Barry  
CHECKED BY: J. Barry

**EUSTANCE & HOROWITZ, P.C.**  
P.O. BOX 42, CIRCLEVILLE, N.Y. 10919

DWG. # 940515  
JOB # 940515

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